

MISSION VILLAGE

Final Recirculated Portions of the EIR

Prepared for:

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TABLE OF CONTENTS

Section	Page
VOLUME 1	
1.0 INTRODUCTION	1.0-1
2.0 REVISED DRAFT RECIRCULATED PORTIONS OF THE EIR	
2.1 Section 1.0: Executive Summary/Introduction	2.1-1
2.2 Section 2.1: Global Climate Change and Greenhouse Gas Emissions.....	2.2-1
2.3 Section 2.2: Take Avoidance of the Fully-Protected Unarmored Threespine Stickleback	2.3-1
2.4 Section 2.3: Errata to Mitigation Monitoring and Reporting Plan.....	2.4-1
3.0 COMMENTS AND RESPONSES	
3.1 Topical Responses	
3.1.1 Topical Response No. 1: Scope of the Recirculated Portions of the EIR.....	TR1-1
3.1.2 Topical Response No. 2: The 30-Year Project Life and Corresponding Duration of Mitigation Measure MV 4.23-13/2-13's GHG Emissions Mitigation Period.....	TR2-1
3.1.3 Topical Response No. 3: Traffic Impact Analysis	TR3-1
3.2 Comment Letters and Responses	
3.2.1 State and Federal Agencies	
State of California Governor's Office of Planning and Research State Clearinghouse and Planning Unit (A1)	
Response to State of California Governor's Office of Planning and Research State Clearinghouse and Planning Unit.....	RTC-A1-1
Santa Monica Mountains Conservancy (A2)	
Response to Santa Monica Mountains Conservancy	RTC-A2-1
U.S. Department of Homeland Security FEMA Region IX (A3)	
Response to U.S. Department of Homeland Security FEMA Region IX.....	RTC-A3-1
3.2.2 Regional Agencies	
Local Agency Formation Commission for the County of Los Angeles (B1)	
Response to Local Agency Formation Commission for the County of Los Angeles.....	RTC-B1-1
Southern California Association of Governments (B2)	
Response to Southern California Association of Governments	RTC-B2-1
3.2.3 Los Angeles County Departments	
County of Los Angeles Fire Department (C1)	
Response to County of Los Angeles Fire Department.....	RTC-C1-1

TABLE OF CONTENTS (continued)

Section	Page
County of Los Angeles Office of the Sheriff (C2)	
<i>Response to County of Los Angeles Office of the Sheriff</i>	RTC-C2-1
County Clerk (C3)	
<i>Response to County Clerk</i>	RTC-C3-1
3.2.4 Other Public Agencies	
Ventura County Resource Management Agency (D1)	
<i>Response to Ventura County Resource Management Agency</i>	RTC-D1-1
Ventura County Watershed Protection District (D2)	
<i>Response to Ventura County Watershed Protection District</i>	RTC-D2-1
City of Fillmore (D3)	
<i>Response to City of Fillmore</i>	RTC-D3-1
City of Santa Clarita (D4)	
<i>Response to City of Santa Clarita</i>	RTC-D4-1
3.2.5 Private Organizations	
Henry Mayo Newhall Hospital (E1)	
<i>Response to Henry Mayo Newhall Hospital</i>	RTC-E1-1
Valley Industry & Commerce Association (E2)	
<i>Response to Valley Industry & Commerce Association</i>	RTC-E2-1
Endangered Habitats League (E3)	
<i>Response to Endangered Habitats League</i>	RTC-E3-1
Valencia Acura (E4)	
<i>Response to Valencia Acura</i>	RTC-E4-1
Santa Clarita Valley Auto Dealers Association (E5)	
<i>Response to Santa Clarita Valley Auto Dealers Association</i>	RTC-E5-1
California Native Plant Society (E6)	
<i>Response to California Native Plant Society</i>	RTC-E6-1
CQuest Capital (E7)	
<i>Response to CQuest Capital</i>	RTC-E7-1
Finite Carbon (E8)	
<i>Response to Finite Carbon</i>	RTC-E8-1
Habitat for Humanity SF/SCV (E9)	
<i>Response to Habitat for Humanity SF/SCV</i>	RTC-E9-1
Public Land Alliance Network (E10)	
<i>Response to Public Land Alliance Network</i>	RTC-E10-1
Sierra Club Angeles Chapter (E11)	
<i>Response to Sierra Club Angeles Chapter</i>	RTC-E11-1

TABLE OF CONTENTS (continued)

Section	Page
Santa Ynez Band of Chumash Indians (E12)	
<i>Response to Santa Ynez Band of Chumash Indians</i>	RTC-E12-1
Center for Biological Diversity (E13)	
<i>Response to Center for Biological Diversity</i>	RTC-E13-1
Wishtoyo – Unarmored Threespine Stickleback (E14)	
<i>Response to Wishtoyo - Unarmored Threespine Stickleback</i>	RTC-E14-1
Wishtoyo - Cultural Resources (E15)	
<i>Response to Wishtoyo – Cultural Resources</i>	RTC-E15-1
Wishtoyo – Supplement to Unarmored Threespine Stickleback Letter (E16)	
<i>Response to Wishtoyo - Supplement to Unarmored Threespine</i> <i>Stickleback Letter</i>	RTC-E16-1
Building Industry Association of Southern California (E17)	
<i>Response to Building Industry Association of Southern California</i>	RTC-E17-1
California Chamber of Commerce (E18)	
<i>Response to California Chamber of Commerce</i>	RTC-E18-1
Central City Association of Los Angeles (E19)	
<i>Response to Central City Association of Los Angeles</i>	RTC-E19-1
Climate Resolve (E20)	
<i>Response to Climate Resolve</i>	RTC-E20-1
ClimeCo Corporation (E21)	
<i>Response to ClimeCo Corporation</i>	RTC-E21-1
College of the Canyons (E22)	
<i>Response to College of the Canyons</i>	RTC-E22-1
Los Angeles Area Chamber of Commerce (E23)	
<i>Response to Los Angeles Area Chamber of Commerce</i>	RTC-E23-1
NAIOP (E24)	
<i>Response to NAIOP</i>	RTC-E24-1
Plug In America (E25)	
<i>Response to Plug In America</i>	RTC-E25-1
Santa Clarita Valley Chamber of Commerce (E26)	
<i>Response to Santa Clarita Valley Chamber of Commerce</i>	RTC-E26-1
Santa Clarita Valley Economic Development Corporation (E27)	
<i>Response to Santa Clarita Valley Economic Development Corporation</i>	RTC-E27-1
Fernandeño Tataviam Band of Mission Indians (E28)	
<i>Response to Fernandeño Tataviam Band of Mission Indians</i>	RTC-E28-1

TABLE OF CONTENTS (continued)

Section	Page
Western Golf Properties (E29)	
<i>Response to Western Golf Properties</i>	RTC-E29-1
Santa Clarita Organization for Planning and the Environment (E30)	
<i>Response to Santa Clarita Organization for Planning and the Environment</i>	RTC-E30-1
Building Industry Association of Southern California, Los Angeles/Ventura Chapter (E31)	
<i>Response to Building Industry Association of Southern California, Los Angeles/Ventura Chapter</i>	RTC-E31-1
Climate Action Reserve (E32)	
<i>Response to Climate Action Reserve</i>	RTC-E32-1
Save Our Communities SGV (E33)	
<i>Response to Save Our Communities SGV</i>	RTC-E33-1
Spirit Properties Ltd. (E34)	
<i>Response to Spirit Properties Ltd.</i>	RTC-E34-1
Apartment Association of Greater Los Angeles (E35)	
<i>Response to Apartment Association of Greater Los Angeles</i>	RTC-E35-1
Spirit Properties Ltd. - 2 (E36)	
<i>Response to Spirit Properties Ltd. - 2</i>	RTC-E36-1
3.2.6 Private Individuals	
3.2.6.1 Letter Nos. F1 through F197	
Randy Martin (F1)	
<i>Response to Randy Martin</i>	RTC-F1-1
Alaric Balibrera (F2)	
<i>Response to Alaric Balibrera</i>	RTC-F2-1
Owen Barry (F3)	
<i>Response to Owen Barry</i>	RTC-F3-1
Elliot Bronwein (F4)	
<i>Response to Elliot Bronwein</i>	RTC-F4-1
Andre Casanave (F5)	
<i>Response to Andre Casanave</i>	RTC-F5-1
Catherine Flynn (F6)	
<i>Response to Catherine Flynn</i>	RTC-F6-1
Gerald Staack (F7)	
<i>Response to Gerald Staack</i>	RTC-F7-1
Damian Lopez (F8)	
<i>Response to Damian Lopez</i>	RTC-F8-1
Mike Howl (F9)	
<i>Response to Mike Howl</i>	RTC-F9-1

TABLE OF CONTENTS (continued)

Section	Page
Nathaniel Walters (F10)	
<i>Response to Nathaniel Walters</i>	RTC-F10-1
Stephanie McNutt (F11)	
<i>Response to Stephanie McNutt</i>	RTC-F11-1
Cher Gilmore (F12)	
<i>Response to Cher Gilmore</i>	RTC-F12-1
Jason McCaffrey (F13)	
<i>Response to Jason McCaffrey</i>	RTC-F13-1
Heather Shields (F14)	
<i>Response to Heather Shields</i>	RTC-F14-1
Elliot Bronwein – 2 (F15)	
<i>Response to Elliot Bronwein – 2</i>	RTC-F15-1
Tom Budlong (F16)	
<i>Response to Tom Budlong</i>	RTC-F16-1
Teri Byrne (F17)	
<i>Response to Teri Byrne</i>	RTC-F17-1
Bruce Campbell (F18)	
<i>Response to Bruce Campbell</i>	RTC-F18-1
Sandra Cattell (F19)	
<i>Response to Sandra Cattell</i>	RTC-F19-1
Laurie Cohn (F20)	
<i>Response to Laurie Cohn</i>	RTC-F20-1
Julie Criss-Hagerty (F21)	
<i>Response to Julie Criss-Hagerty</i>	RTC-F21-1
Stacy Fortner (F22)	
<i>Response to Stacy Fortner</i>	RTC-F22-1
Mal Gaffney (F23)	
<i>Response to Mal Gaffney</i>	RTC-F23-1
Lynne Girdlestone (F24)	
<i>Response to Lynne Girdlestone</i>	RTC-F24-1
John Hall (F25)	
<i>Response to John Hall</i>	RTC-F25-1
Cynthia and Norman Harris (F26)	
<i>Response to Cynthia and Norman Harris</i>	RTC-F26-1
Robert Hazard (F27)	
<i>Response to Robert Hazard</i>	RTC-F27-1
Jim Houghton (F28)	
<i>Response to Jim Houghton</i>	RTC-F28-1
Teresa Jones (F29)	
<i>Response to Teresa Jones</i>	RTC-F29-1
Louis Lopez (F30)	
<i>Response to Louis Lopez</i>	RTC-F30-1
Eileen Mann (F31)	
<i>Response to Eileen Mann</i>	RTC-F31-1

TABLE OF CONTENTS (continued)

Section	Page
Cathy and Frank Marketti (F32)	
<i>Response to Cathy and Frank Marketti</i>	RTC-F32-1
William Miller (F33)	
<i>Response to William Miller</i>	RTC-F33-1
Deborah Noble (F34)	
<i>Response to Deborah Noble</i>	RTC-F34-1
John Paladin (F35)	
<i>Response to John Paladin</i>	RTC-F35-1
Susann Rizzo (F36)	
<i>Response to Susann Rizzo</i>	RTC-F36-1
Arlene Sarestky (F37)	
<i>Response to Arlene Sarestky</i>	RTC-F37-1
Andrea Slominski (F38)	
<i>Response to Andrea Slominski</i>	RTC-F38-1
Robert Smith (F39)	
<i>Response to Robert Smith</i>	RTC-F39-1
Joyce Stein (F40)	
<i>Response to Joyce Stein</i>	RTC-F40-1
Karen Tracy (F41)	
<i>Response to Karen Tracy</i>	RTC-F41-1
Charity Vincent (F42)	
<i>Response to Charity Vincent</i>	RTC-F42-1
Barbara Wampole (F43)	
<i>Response to Barbara Wampole</i>	RTC-F43-1
Barbara Wampole – 2 (F44)	
<i>Response to Barbara Wampole – 2</i>	RTC-F44-1
Tim Barrington (F45)	
<i>Response to Tim Barrington</i>	RTC-F45-1
Thomas Barron (F46)	
<i>Response to Thomas Barron</i>	RTC-F46-1
Angela Bates (F47)	
<i>Response to Angela Bates</i>	RTC-F47-1
Chad Brisky (F48)	
<i>Response to Chad Brisky</i>	RTC-F48-1
Jan Charvat (F49)	
<i>Response to Jan Charvat</i>	RTC-F49-1
Fletcher Chouinard (F50)	
<i>Response to Fletcher Chouinard</i>	RTC-F50-1
Yvon Chouinard (F51)	
<i>Response to Yvon Chouinard</i>	RTC-F51-1
Corinna Bechko (F52)	
<i>Response to Corinna Bechko</i>	RTC-F52-1
Nina Danza (F53)	
<i>Response to Nina Danza</i>	RTC-F53-1

TABLE OF CONTENTS (continued)

Section	Page
Pat Doherty (F54)	
<i>Response to Pat Doherty</i>	RTC-F54-1
Deanna Hanashiro (F55)	
<i>Response to Deanna Hanashiro</i>	RTC-F55-1
Lesley Hunt (F56)	
<i>Response to Lesley Hunt</i>	RTC-F56-1
Gwynn Mackellen (F57)	
<i>Response to Gwynn Mackellen</i>	RTC-F57-1
Randy Martin – 2 (F58)	
<i>Response to Randy Martin – 2</i>	RTC-F58-1
Sue Iri (F59)	
<i>Response to Sue Iri</i>	RTC-F59-1
Candace Hyde-Wang (F60)	
<i>Response to Candace Hyde-Wang</i>	RTC-F60-1
Marilyn Paladin (F61)	
<i>Response to Marilyn Paladin</i>	RTC-F61-1
Ellen Malinda Pennoyer (F62)	
<i>Response to Ellen Malinda Pennoyer</i>	RTC-F62-1
Katherine Rinne (F63)	
<i>Response to Katherine Rinne</i>	RTC-F63-1
Jeffrey Jacobson (F64)	
<i>Response to Jeffrey Jacobson</i>	RTC-F64-1
Kathryn Wild (F65)	
<i>Response to Kathryn Wild</i>	RTC-F65-1
Lynne Winner (F66)	
<i>Response to Lynne Winner</i>	RTC-F66-1
Denise Brown (F67)	
<i>Response to Denise Brown</i>	RTC-F67-1
Barbara Cogswell (F68)	
<i>Response to Barbara Cogswell</i>	RTC-F68-1
Kae Bender (F69)	
<i>Response to Kae Bender</i>	RTC-F69-1
Rosalind Bresnahan (F70)	
<i>Response to Rosalind Bresnahan</i>	RTC-F70-1
John Brooks (F71)	
<i>Response to John Brooks</i>	RTC-F71-1
Lynne Cadman (F72)	
<i>Response to Lynne Cadman</i>	RTC-F72-1
Helen Campbell (F73)	
<i>Response to Helen Campbell</i>	RTC-F73-1
Ron Capri (F74)	
<i>Response to Ron Capri</i>	RTC-F74-1
Dudley and Candace Campbell (F75)	
<i>Response to Dudley and Candace Campbell</i>	RTC-F75-1

TABLE OF CONTENTS (continued)

Section	Page
Craig Dremann (F76)	
<i>Response to Craig Dremann</i>	RTC-F76-1
Dorothy Dent (F77)	
<i>Response to Dorothy Dent</i>	RTC-F77-1
Mr. and Mrs. Dennis Ely (F78)	
<i>Response to Mr. and Mrs. Dennis Ely</i>	RTC-F78-1
Jeremiah George (F79)	
<i>Response to Jeremiah George</i>	RTC-F79-1
Martin Hanzlik (F80)	
<i>Response to Martin Hanzlik</i>	RTC-F80-1
Nancy Hotaling (F81)	
<i>Response to Nancy Hotaling</i>	RTC-F81-1
Jacque Lefler (F82)	
<i>Response to Jacque Lefler</i>	RTC-F82-1
Ronald Lyons (F83)	
<i>Response to Ronald Lyons</i>	RTC-F83-1
Roger McClure (F84)	
<i>Response to Roger McClure</i>	RTC-F84-1
Rodney Stansfield (F85)	
<i>Response to Rodney Stansfield</i>	RTC-F85-1
Rose Ann Witt (F86)	
<i>Response to Rose Ann Witt</i>	RTC-F86-1
Nina Wouk (F87)	
<i>Response to Nina Wouk</i>	RTC-F87-1
William Mitchel (F88)	
<i>Response to William Mitchel</i>	RTC-F88-1
Dianne Burke (F89)	
<i>Response to Dianne Burke</i>	RTC-F89-1
Gail Camhi (F90)	
<i>Response to Gail Camhi</i>	RTC-F90-1
Joan Fuhry (F91)	
<i>Response to Joan Fuhry</i>	RTC-F91-1
Daniel Ferra (F92)	
<i>Response to Daniel Ferra</i>	RTC-F92-1
J Ellis (F93)	
<i>Response to J Ellis</i>	RTC-F93-1
Karen Good (F94)	
<i>Response to Karen Good</i>	RTC-F94-1
Bruce Hartzell (F95)	
<i>Response to Bruce Hartzell</i>	RTC-F95-1
Martin Iseri (F96)	
<i>Response to Martin Iseri</i>	RTC-F96-1
Nancy Macy (F97)	
<i>Response to Nancy Macy</i>	RTC-F97-1

TABLE OF CONTENTS (continued)

Section	Page
Arnold Martelli (F98)	
<i>Response to Arnold Martelli</i>	RTC-F98-1
Elissa Pekrul (F99)	
<i>Response to Elissa Pekrul</i>	RTC-F99-1
Gretchen Gehres (F100)	
<i>Response to Gretchen Gehres</i>	RTC-F100-1
Susan Mokolke (F101)	
<i>Response to Susan Mokolke</i>	RTC-F101-1
Karen Ashikeh (F102)	
<i>Response to Karen Ashikeh</i>	RTC-F102-1
Shan Albert (F103)	
<i>Response to Shan Albert</i>	RTC-F103-1
Annette Wilson (F104)	
<i>Response to Annette Wilson</i>	RTC-F104-1
Amy Wolfberg (F105)	
<i>Response to Amy Wolfberg</i>	RTC-F105-1
A.J. Averett (F106)	
<i>Response to A.J. Averett</i>	RTC-F106-1
Andrew Weiner (F107)	
<i>Response to Andrew Weiner</i>	RTC-F107-1
Bella Silverstein (F108)	
<i>Response to Bella Silverstein</i>	RTC-F108-1
Christina Smith (F109)	
<i>Response to Christina Smith</i>	RTC-F109-1
Kacie Shelton (F110)	
<i>Response to Kacie Shelton</i>	RTC-F110-1
Sadie Sullivan Greiner (F111)	
<i>Response to Sadie Sullivan Greiner</i>	RTC-F111-1
Nadine Scott (F112)	
<i>Response to Nadine Scott</i>	RTC-F112-1
Lori Sutter (F113)	
<i>Response to Lori Sutter</i>	RTC-F113-1
Bob Tintle (F114)	
<i>Response to Bob Tintle</i>	RTC-F114-1
M Topping (F115)	
<i>Response to M Topping</i>	RTC-F115-1
Kathleen Tugwell (F116)	
<i>Response to Kathleen Tugwell</i>	RTC-F116-1
Catherine Webb (F117)	
<i>Response to Catherine Webb</i>	RTC-F117-1
Bruce Williamson (F118)	
<i>Response to Bruce Williamson</i>	RTC-F118-1
Leland Baldwin (F119)	
<i>Response to Leland Baldwin</i>	RTC-F119-1

TABLE OF CONTENTS (continued)

Section	Page
Amir Baum (F120)	
<i>Response to Amir Baum</i>	RTC-F120-1
Nancy Berg (F121)	
<i>Response to Nancy Berg</i>	RTC-F121-1
Eileen Bill (F122)	
<i>Response to Eileen Bill</i>	RTC-F122-1
Kathleen Boergers (F123)	
<i>Response to Kathleen Boergers</i>	RTC-F123-1
Tina Borders (F124)	
<i>Response to Tina Borders</i>	RTC-F124-1
Lisi Brown (F125)	
<i>Response to Lisi Brown</i>	RTC-F125-1
Geoff Campbell (F126)	
<i>Response to Geoff Campbell</i>	RTC-F126-1
Win Carson (F127)	
<i>Response to Win Carson</i>	RTC-F127-1
Judy Cassada (F128)	
<i>Response to Judy Cassada</i>	RTC-F128-1
Sandra Cattell – 2 (F129)	
<i>Response to Sandra Cattell – 2</i>	RTC-F129-1
Scott Chapman (F130)	
<i>Response to Scott Chapman</i>	RTC-F130-1
Karen Christie (F131)	
<i>Response to Karen Christie</i>	RTC-F131-1
sb (F132)	
<i>Response to sb</i>	RTC-F132-1
Hugo Rupp (F133)	
<i>Response to Hugo Rupp</i>	RTC-F133-1
Leah Roschke (F134)	
<i>Response to Leah Roschke</i>	RTC-F134-1
Judy Reinsma (F135)	
<i>Response to Judy Reinsma</i>	RTC-F135-1
Richard Ramirez (F136)	
<i>Response to Richard Ramirez</i>	RTC-F136-1
Dell Quick (F137)	
<i>Response to Dell Quick</i>	RTC-F137-1
Jim and Gloria Purcell (F138)	
<i>Response to Jim and Gloria Purcell</i>	RTC-F138-1
Julie Clark De Blasio (F139)	
<i>Response to Julie Clark De Blasio</i>	RTC-F139-1
Bruce Coston (F140)	
<i>Response to Bruce Coston</i>	RTC-F140-1
Tobey Crockett (F141)	
<i>Response to Tobey Crockett</i>	RTC-F141-1

TABLE OF CONTENTS (continued)

Section	Page
Bill Prince (F142)	
<i>Response to Bill Prince</i>	RTC-F142-1
Maria Cubillo (F143)	
<i>Response to Maria Cubillo</i>	RTC-F143-1
Debra Polansky (F144)	
<i>Response to Debra Polansky</i>	RTC-F144-1
Eileen Daniels (F145)	
<i>Response to Eileen Daniels</i>	RTC-F145-1
Lorna Paisley (F146)	
<i>Response to Lorna Paisley</i>	RTC-F146-1
Matt Pakucko (F147)	
<i>Response to Matt Pakucko</i>	RTC-F147-1
Garrine Petersen (F148)	
<i>Response to Garrine Petersen</i>	RTC-F148-1
Lu Plauzoles (F149)	
<i>Response to Lu Plauzoles</i>	RTC-F149-1
Steven Dayton (F150)	
<i>Response to Steven Dayton</i>	RTC-F150-1
Deborah DeMaddalena (F151)	
<i>Response to Deborah DeMaddalena</i>	RTC-F151-1
Jill Denton (F152)	
<i>Response to Jill Denton</i>	RTC-F152-1
Candace Deponte (F153)	
<i>Response to Candace Deponte</i>	RTC-F153-1
Jane Orbuch (F154)	
<i>Response to Jane Orbuch</i>	RTC-F154-1
Kit O'Doherty (F155)	
<i>Response to Kit O'Doherty</i>	RTC-F155-1
Gregg Oelker (F156)	
<i>Response to Gregg Oelker</i>	RTC-F156-1
Stacey Nozaki (F157)	
<i>Response to Stacey Nozaki</i>	RTC-F157-1
Dashiell Dunkell (F158)	
<i>Response to Dashiell Dunkell</i>	RTC-F158-1
Dayel Eiser (F159)	
<i>Response to Dayel Eiser</i>	RTC-F159-1
Richard Nielson (F160)	
<i>Response to Richard Nielson</i>	RTC-F160-1
Francesca Ellis (F161)	
<i>Response to Francesca Ellis</i>	RTC-F161-1
Deborah Filipelli (F162)	
<i>Response to Deborah Filipelli</i>	RTC-F162-1
Frances Marsh (F163)	
<i>Response to Frances Marsh</i>	RTC-F163-1

TABLE OF CONTENTS (continued)

Section	Page
Betsy Mercer (F164)	
<i>Response to Betsy Mercer</i>	RTC-F164-1
Eric and Kay Nelson (F165)	
<i>Response to Eric and Kay Nelson</i>	RTC-F165-1
Connie Lim (F166)	
<i>Response to Connie Lim</i>	RTC-F166-1
David Enevoldsen (F167)	
<i>Response to David Enevoldsen</i>	RTC-F167-1
Barbara Lyon (F168)	
<i>Response to Barbara Lyon</i>	RTC-F168-1
Jean Fraschina (F169)	
<i>Response to Jean Fraschina</i>	RTC-F169-1
Elen Gchesa (F170)	
<i>Response to Elen Gchesa</i>	RTC-F170-1
Cher Gilmore – 2 (F171)	
<i>Response to Cher Gilmore – 2</i>	RTC-F171-1
Jeri Ann Boyd (F172)	
<i>Response to Jeri Ann Boyd</i>	RTC-F172-1
Linda Goetz (F173)	
<i>Response to Linda Goetz</i>	RTC-F173-1
Marie Goewert (F174)	
<i>Response to Marie Goewert</i>	RTC-F174-1
Frances Goff (F175)	
<i>Response to Frances Goff</i>	RTC-F175-1
James Gonsman (F176)	
<i>Response to James Gonsman</i>	RTC-F176-1
Kim James (F177)	
<i>Response to Kim James</i>	RTC-F177-1
Melody Grigg (F178)	
<i>Response to Melody Grigg</i>	RTC-F178-1
Kurt Gross (F179)	
<i>Response to Kurt Gross</i>	RTC-F179-1
Laura Leifer (F180)	
<i>Response to Laura Leifer</i>	RTC-F180-1
Susan Harby (F181)	
<i>Response to Susan Harby</i>	RTC-F181-1
George Leddy (F182)	
<i>Response to George Leddy</i>	RTC-F182-1
Dennis and Kathleen Lees (F183)	
<i>Response to Dennis and Kathleen Lees</i>	RTC-F183-1
Nancy Hiestand (F184)	
<i>Response to Nancy Hiestand</i>	RTC-F184-1
Alan Lambert (F185)	
<i>Response to Alan Lambert</i>	RTC-F185-1

TABLE OF CONTENTS (continued)

Section	Page
Barry Katz (F186)	
<i>Response to Barry Katz</i>	RTC-F186-1
Cheryl Keith (F187)	
<i>Response to Cheryl Keith</i>	RTC-F187-1
Mha Atma S Khalsa (F188)	
<i>Response to Mha S Atma Khalsa</i>	RTC-F188-1
Cindy Kimmick (F189)	
<i>Response to Cindy Kimmick</i>	RTC-F189-1
Saran Kirschbaum (F190)	
<i>Response to Saran Kirschbaum</i>	RTC-F190-1
Jeannine Koshear (F191)	
<i>Response to Jeannine Koshear</i>	RTC-F191-1
Gary Kuehn (F192)	
<i>Response to Gary Kuehn</i>	RTC-F192-1
Louise Schwartz (F193)	
<i>Response to Louise Schwartz</i>	RTC-F193-1
Phyllis Holliday (F194)	
<i>Response to Phyllis Holliday</i>	RTC-F194-1
Judith Kaluzny (F195)	
<i>Response to Judith Kaluzny</i>	RTC-F195-1
Janice Kaplan (F196)	
<i>Response to Janice Kaplan</i>	RTC-F196-1
Kathleen Kite-Powell (F197)	
<i>Response to Kathleen Kite-Powell</i>	RTC-F197-1
3.2.6.2 Letter No. S1	
Support Letters (S1)	
<i>Response to Support Letters</i>	RTC-S1-1
3.2.6.3 Letter No. FL1	
Form Letters (FL1)	
<i>Response to Form Letters</i>	RTC-FL1-1
3.2.7 Public Meeting	
3.2.7.1 Public Meeting Submittals	
Susan M. Evans (PM-SB1)	
<i>Response to Susan M. Evans</i>	RTC-PM-SB1-1
HW Harris (PM-SB2)	
<i>Response to HW Harris</i>	RTC-PM-SB2-1
Frances Herskovitz (PM-SB3)	
<i>Response to Frances Herskovitz</i>	RTC-PM-SB3-1
Victor Lindenheim (PM-SB4)	
<i>Response to Victor Lindenheim</i>	RTC-PM-SB4-1

TABLE OF CONTENTS (continued)

Section	Page
Dave Lutness (PM-SB5)	
<i>Response to Dave Lutness</i>	RTC-PM-SB5-1
Helen Lynn (PM-SB6)	
<i>Response to Helen Lynn</i>	RTC-PM-SB6-1
Kimberly Moreas (PM-SB7)	
<i>Response to Kimberly Moreas</i>	RTC-PM-SB7-1
Sally White (PM-SB8)	
<i>Response to Sally White</i>	RTC-PM-SB8-1
Sally White – 2 (PM-SB9)	
<i>Response to Sally White – 2</i>	RTC-PM-SB9-1
Unnamed – 1 (PM-SB10)	
<i>Response to Unnamed – 1</i>	RTC-PM-SB10-1
3.2.7.2 Public Meeting Speaker Cards	
Steve Lee (PM-SC1)	
<i>Response to Steve Lee</i>	RTC-PM-SC1-1
Cynthia Harris (PM-SC2)	
<i>Response to Cynthia Harris</i>	RTC-PM-SC2-1
Gerald Staack (PM-SC3)	
<i>Response to Gerald Staack</i>	RTC-PM-SC3-1
Bonnie Nikolai (PM-SC4)	
<i>Response to Bonnie Nikolai</i>	RTC-PM-SC4-1
Bob Skerstonas (PM-SC5)	
<i>Response to Bob Skerstonas</i>	RTC-PM-SC5-1
Cam Noltemeyer (PM-SC6)	
<i>Response to Cam Noltemeyer</i>	RTC-PM-SC6-1
Matthew Lax (PM-SC7)	
<i>Response to Matthew Lax</i>	RTC-PM-SC7-1
Lloyd Carder II (PM-SC8)	
<i>Response to Lloyd Carder II</i>	RTC-PM-SC8-1
Kathleen Trinity (PM-SC9)	
<i>Response to Kathleen Trinity</i>	RTC-PM-SC9-1
Stacy Fortner (PM-SC10)	
<i>Response to Stacy Fortner</i>	RTC-PM-SC10-1
Frank Miscione (PM-SC11)	
<i>Response to Frank Miscione</i>	RTC-PM-SC11-1
Carol Demott (PM-SC12)	
<i>Response to Carol Demott</i>	RTC-PM-SC12-1

TABLE OF CONTENTS (continued)

Section	Page
George Demott (PM-SC13)	
<i>Response to George Demott</i>	RTC-PM-SC13-1
John Hall (PM-SC14)	
<i>Response to John Hall</i>	RTC-PM-SC14-1
Jeremiah Dockray (PM-SC15)	
<i>Response to Jeremiah Dockray</i>	RTC-PM-SC15-1
Theresa Brady (PM-SC16)	
<i>Response to Theresa Brady</i>	RTC-PM-SC16-1
Joan Dunn (PM-SC17)	
<i>Response to Joan Dunn</i>	RTC-PM-SC17-1
Flo Lawrence (PM-SC18)	
<i>Response to Flo Lawrence</i>	RTC-PM-SC18-1
Deandre Valencia (PM-SC19)	
<i>Response to Deandre Valencia</i>	RTC-PM-SC19-1
Dale Donohoe (PM-SC20)	
<i>Response to Dale Donohoe</i>	RTC-PM-SC20-1
Dale Donohoe – 2 (PM-SC21)	
<i>Response to Dale Donohoe – 2</i>	RTC-PM-SC21-1
Gary Saenger (PM-SC22)	
<i>Response to Gary Saenger</i>	RTC-PM-SC22-1
John Calhoun (PM-SC23)	
<i>Response to John Calhoun</i>	RTC-PM-SC23-1
Brad Watson (PM-SC24)	
<i>Response to Brad Watson</i>	RTC-PM-SC24-1
Patrick Moody (PM-SC25)	
<i>Response to Patrick Moody</i>	RTC-PM-SC25-1
Patrick Moody – 2 (PM-SC26)	
<i>Response to Patrick Moody – 2</i>	RTC-PM-SC26-1
Lynne Winner (PM-SC27)	
<i>Response to Lynne Winner</i>	RTC-PM-SC27-1
Dorri Raskin (PM-SC28)	
<i>Response to Dorri Raskin</i>	RTC-PM-SC28-1
Linda Strong (PM-SC29)	
<i>Response to Linda Strong</i>	RTC-PM-SC29-1
Catherine Flynn (PM-SC30)	
<i>Response to Catherine Flynn</i>	RTC-PM-SC30-1

TABLE OF CONTENTS (continued)

Section	Page
Ingrid Van Dorn (PM-SC31)	
<i>Response to Ingrid Van Dorn</i>	RTC-PM-SC31-1
Diana Shaw (PM-SC32)	
<i>Response to Diana Shaw</i>	RTC-PM-SC32-1
Robert Hazard (PM-SC33)	
<i>Response to Robert Hazard</i>	RTC-PM-SC33-1
Cindy Hazard (PM-SC34)	
<i>Response to Cindy Hazard</i>	RTC-PM-SC34-1
Robert E. Thompson Jr. (PM-SC35)	
<i>Response to Robert E. Thompson Jr.</i>	RTC-PM-SC35-1
Roselva Ungar (PM-SC36)	
<i>Response to Roselva Ungar</i>	RTC-PM-SC36-1
Kimberly Moreas (PM-SC37)	
<i>Response to Kimberly Moreas</i>	RTC-PM-SC37-1
Chad Kampbell (PM-SC38)	
<i>Response to Chad Kampbell</i>	RTC-PM-SC38-1
June Curtis (PM-SC39)	
<i>Response to June Curtis</i>	RTC-PM-SC39-1
Jay Julien (PM-SC40)	
<i>Response to Jay Julien</i>	RTC-PM-SC40-1
Don Mullally (PM-SC41)	
<i>Response to Don Mullally</i>	RTC-PM-SC41-1
Ileene Anderson (PM-SC42)	
<i>Response to Ileene Anderson</i>	RTC-PM-SC42-1
Joan Dunn – 2 (PM-SC43)	
<i>Response to Joan Dunn – 2</i>	RTC-PM-SC43-1
Lynne Plambeck (PM-SC44)	
<i>Response to Lynne Plambeck</i>	RTC-PM-SC44-1
Cher Gilmore (PM-SC45)	
<i>Response to Cher Gilmore</i>	RTC-PM-SC45-1
Barbara Wampole (PM-SC46)	
<i>Response to Barbara Wampole</i>	RTC-PM-SC46-1
Kris Ohlenkamp (PM-SC47)	
<i>Response to Kris Ohlenkamp</i>	RTC-PM-SC47-1
Owen Barry (PM-SC48)	
<i>Response to Owen Barry</i>	RTC-PM-SC48-1

TABLE OF CONTENTS (continued)

Section	Page
Cynthia Wald (PM-SC49)	
<i>Response to Cynthia Wald</i>	RTC-PM-SC49-1
3.2.7.3 Public Meeting Transcript	
Public Meeting Transcript (PM-T1 through PM-T232)	
<i>Response to Public Meeting Transcript (PM-T1 through</i> <i>PM-T232)</i>	RTC-PM-T-1
3.2.8 Late Letter	
3.2.8.1 Private Individual	
Gregory Brown (LL-F1)	
<i>Response to Gregory Brown</i>	RTC-LL-F1-1

TABLE OF CONTENTS – TECHNICAL APPENDICES

VOLUME 2

Technical Appendices

Appendix 1: Comment Letters - Bracketed

- 1.1 State and Federal Agencies
- 1.2 Regional Agencies
- 1.3 Los Angeles County Departments
- 1.4 Other Public Agencies
- 1.5 Private Organizations
- 1.6 Private Individuals
 - 1.6.1 Letter Nos. F1 through F197
 - 1.6.2 Letter No. S1

VOLUMES 3 AND 4

- 1.6.3 Letter No. FL1

VOLUME 5

- 1.7 Public Meeting
 - 1.7.1 Public Meeting Submittals
 - 1.7.2 Public Meeting Speaker Cards
 - 1.7.3 Public Meeting Transcript
- 1.8 Late Letter
 - 1.8.1 Private Individual

Appendix 2: Excerpts from CDFW's Final Additional Environmental Analysis and Record of Proceedings for the RMDP/SCP Project

2.1 Topical Responses

Topical Response No. 1: Scope of the Additional Environmental Analysis

Topical Response No. 2: The 30-Year Project Life and Corresponding Duration of Mitigation Measure 2-13's GHG Emissions Mitigation Period

Topical Response No. 3: Zero Emission Vehicles at Newhall Ranch

Topical Response No. 4: Traffic Impact Analysis

- 2.2 Center for Biological Diversity Comments and Responses to Comments
- 2.3 California Native Plant Society Comments and Responses to Comments
- 2.4 Santa Ynez Band of Chumash Indians Comments and Responses to Comments

TABLE OF CONTENTS – TECHNICAL APPENDICES (continued)

- 2.5 Santa Clarita Organization for Planning and the Environment Comments and Responses to Comments
- 2.6 California Air Resources Board Letter Regarding Review of the GHG Analysis
- 2.7 Additional GHG Related Documents
 - 2.7.1 Newhall Ranch GHG Reduction Plan
 - 2.7.2 Newhall Ranch Transportation Demand Management Plan
 - 2.7.3 Newhall Ranch Building Retrofit Program
 - 2.7.4 ZNE Equivalency Metric Memo
 - 2.7.5 MM 2-4 VMT Conversion Memo
 - 2.7.6 EV Charger GHG Emissions Reduction Memo
 - 2.7.7 NEV and E-Bike Equivalency Metric Memo
 - 2.7.8 Environmental Assessment of ZNE and EV Chargers Memo
 - 2.7.9 Forest Offsets Programs Memo
 - 2.7.10 Dairy Offset Programs Memo
- 2.8 Additional UTS-Related Documents
 - 2.8.1 Santa Clara River Terminal Basin Analysis at Commerce Center Drive Bridge
 - 2.8.2 Santa Clara River Terminal Basin Analysis at Long Canyon Drive Bridge
 - 2.8.3 Commerce Center Drive Historic Thalweg Analysis
 - 2.8.4 Long Canyon Drive Historic Thalweg Analysis
 - 2.8.5 Santa Clara River Low-Flow Inundation Analysis – CCD Bridge
 - 2.8.6 Santa Clara River Low-Flow Inundation Analysis – Long Canyon Bridge
- 2.9 June 2017 Approval Documentation
 - 2.9.1 Notice of Determination and Decision
 - 2.9.2 Final Actions and Supplemental Findings
 - 2.9.3 California Air Resources Board Letter Regarding Review of the GHG Analysis

Appendix 3: Additional Mission Village-Specific Technical Materials

- 3.1 Mission Village Traffic Impact Analysis Review
- 3.2 ZNE Equivalency Metric Memo
- 3.3 NEV and E-Bike Equivalency Metric Memo
- 3.4 Mission Village TDM Plan Evaluation Memo, attaching the Newhall Ranch TDM Plan with Mission Village Applicability Supplement

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1.0 INTRODUCTION

1.1 PURPOSE

The County of Los Angeles (County) prepared this Final Recirculated Portions of the EIR (Final Recirculated Analysis) for the Mission Village Project. The Final Recirculated Analysis consists of the November 2016 Draft Recirculated Portions of the EIR (Draft Recirculated Analysis), which is incorporated by reference; written comments on the Draft Recirculated Analysis received during its public comment period, which ran from November 17, 2016 through February 13, 2017, a total of 89 days; oral and written comments on the Draft Recirculated Analysis received during the public meeting held on January 12, 2017; written responses to the comments received during the public comment period and public meeting; changes to the text of the Draft Recirculated Analysis; and, additional, supporting information and technical appendices.

The County prepared this Final Recirculated Analysis pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code Sections 21000 et seq.) and in accordance with the State CEQA Guidelines (Cal. Code Regs., tit. 14, Sections 15000 et seq.). Additionally, as explained in the Draft Recirculated Analysis and other portions of this Final Recirculated Analysis, this document was prepared to provide the required response to court directives in two related litigation matters, one involving the County that specifically concerns the Mission Village Project and the other involving action taken by the California Department of Fish and Wildlife (CDFW) on the related Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP) project.¹

Specifically, the Project Applicant responded to the pertinent court decisions with a proposal to the County to modify the previously-approved Project with respect to greenhouse gas (GHG) emissions and unarmored threespine stickleback (stickleback) impacts. As to GHG emissions, this Final Recirculated Analysis demonstrates that implementation of mitigation measures will reduce, mitigate, and offset 100 percent of the Project's GHG emissions, resulting in a less than significant impact to global climate change. As to impacts on stickleback, this Final Recirculated Analysis demonstrates that the proposed modified construction methods and related mitigation measures avoid construction within the wetted channel of the Santa Clara River. By avoiding construction in the wetted channel of the Santa Clara River,

¹ In June 2017, CDFW re-approved the related RMDP/SCP project, certified the additional environmental analysis prepared for that project, and filed a notice of determination with the State Clearinghouse in the Governor's Office of Planning and Research. Applicable project design features, mitigation measures, or other conditions of approval set forth in CDFW's additional environmental analysis apply to the Project because it is a village within the Newhall Ranch Specific Plan area. Materials relating to CDFW's June 2017 approvals, final actions and supplemental findings are available online at <https://www.wildlife.ca.gov/regions/5/newhall>; additionally, select excerpts from CDFW's website are available in Appendix 2.9 of this Final Recirculated Analysis.

the Applicant will not conduct in-river activities that might lead to an impact on or “take” of stickleback, consistent with Fish and Game Code Section 5515.

1.2 ORGANIZATION OF FINAL RECIRCULATED ANALYSIS

As required by the State CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15132), the Final Recirculated Analysis consists of the following elements:

- 1.0 Introduction — This section identifies the purpose and describes the organization of the Final Recirculated Analysis.
- 2.0 Corrections and Additions to the Draft Recirculated Analysis — This section illustrates, in underline and ~~striketrough~~, the revisions that have been made to Sections 1.0 and 2.1 through 2.3 of the Draft Recirculated Analysis.

In response to public comments, this section of the Final Recirculated Analysis incorporates various editorial clarifications, minor revisions and enhancements to the analysis of the Project’s GHG emissions and the take avoidance strategy for the unarmored threespine stickleback. These revisions do not result in any new significant impacts or increase the severity of a previously identified significant impact; instead, the revisions expand upon information presented in the Draft Recirculated Analysis, further explain or enhance the evidentiary basis for the Draft Recirculated Analysis’ findings, and/or make clerical revisions to the Draft Recirculated Analysis. For example, the following summarizes the types of clarification included in this section and supporting appendices of the Final Recirculated Analysis:

- Mitigation Measures MV 4.23-1/2-1, MV 4.23-2/2-2, MV 4.23-4/2-4, MV 4.23-5/2-5, MV 4.23-6/2-6, and MV 4.23-8/2-8 through MV 4.23-13/2-13 have been revised in response to comments, as discussed in response to the corresponding comment, where appropriate. All revisions to the mitigation measures are intended to enhance or clarify the Project Applicant’s mitigation obligation for the activity in question, which provides further support for the Recirculated Analysis’ conclusion that the Project will result in net zero GHG emissions. None of these revisions reduce the effectiveness or enforceability of the measures. In addition, this section of the Final Recirculated Analysis incorporates a supplemental commitment by the Project Applicant to install additional electric vehicle charging stations. This supplemental commitment is not needed to achieve net zero GHG emissions for the

Project; as such, the supplemental commitment further augments the Project's GHG reductions.

- The Newhall Ranch Transportation Demand Management Plan (TDM Plan) has been updated to incorporate an electric bicycle (e-bike) opportunity into Strategy #11, which previously was limited to a neighborhood electric vehicle (NEV) opportunity. This update helps ensure that Strategy #11 targets the Project's wide-range of single-family and multi-family housing product types, and maintains the same level of effectiveness for reducing vehicle miles traveled as estimated in the Draft Recirculated Analysis.
- The Newhall Ranch Building Retrofit Program has been updated to incorporate a similar confirmation process as that required by the Newhall Ranch GHG Reduction Plan. This update further enhances the environmental integrity and enforceability of the Building Retrofit Program.
- The Newhall Ranch GHG Reduction Plan has been revised in response to comments to further clarify, bolster, and enhance the plan's environmental integrity and to provide additional assurances that the GHG reductions will meet the requirements of CEQA, including CEQA Guidelines Section 15126.4(c)(3) and (c)(4).

3.0 Responses to Comments — This section includes three Topical Responses that have been prepared to provide comprehensive responses for specific issues that have been raised by multiple commenters. The Topical Responses are then followed by verbatim numbered comments and corresponding numbered responses to each of the individual comments received on the Draft Recirculated Analysis. These comments and responses are organized as follows: state and federal agencies; regional agencies; Los Angeles County; other public agencies; private organizations; private individuals; public meeting-related materials; and, late letters.

The Final Recirculated Analysis also includes the following appendices that provide additional relevant information:

- 1 Bracketed Copies of Comment Letters
- 2 Excerpts from CDFW's Final Additional Environmental Analysis and Record of Proceedings for the Newhall Ranch RMDP/SCP Project

3 Additional Technical and Implementation Documentation Relating to the Assessment and Mitigation of the Mission Village Project's Greenhouse Gas Emissions

1.3 SUMMARY OF REVIEW PROCESS FOR DRAFT RECIRCULATED ANALYSIS

In November 2016, the County provided notice of completion and availability of the Draft Recirculated Analysis, as well as the commencement of the public review and comment period on November 17, 2016 and the scheduling of a January 12, 2017 public meeting. The County published this notice in the newspapers. Additionally, the notice was mailed to public agencies, interested parties, and owners and occupants residing within 1,000 feet of the Project Site, and was posted at various locations on the Project Site. The notice included information on how to access the Draft Recirculated Analysis. A Notice of Completion (NOC) also was submitted to the State Clearinghouse in November 2016. In December 2016, the County provided notice of a time extension for public comment; the County followed the same notification and posting procedures described for the November 2016 notice of availability. Ultimately, the Draft Recirculated Analysis was available for public review and comment for 89 days, until February 13, 2017, which exceeded the CEQA-required 45-day comment period.

The County notices informed the public and agencies that written comments on the Draft Recirculated Analysis could be submitted by mail, email, and facsimile, as well as during the County's January 12th public meeting. The comments received by the County during the public review period for the Draft Recirculated Analysis are provided in this Final Recirculated Analysis, along with responses thereto.

The Draft Recirculated Analysis, as well as this Final Recirculated Analysis, are available for review at the following locations:

1. County of Los Angeles, Department of Regional Planning, Special Projects Section, 13th Floor, Room 1362, 320 West Temple Street, Los Angeles
2. The County's website: <http://planning.lacounty.gov/case/view/mvdaa>
3. Valencia Library, 23743 W. Valencia Boulevard, Santa Clarita
4. Castaic Library, 27971 Sloan Canyon Road, Castaic
5. Stevenson Ranch Library, 25950 The Old Road, Stevenson Ranch
6. Old Town Newhall Library, 24500 Main Street, Santa Clarita
7. Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Santa Clarita

1.4 DECISION-MAKING PROCESS

The County is the lead agency for the Final Recirculated Analysis because it has the principal responsibility for approving the Mission Village Project. The Board of Supervisors will use the Final Recirculated Analysis in its decision-making process to consider the environmental effects of this Project and related approvals. The State CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15090(a)) require that the Board of Supervisors certify that:

- The Final Recirculated Analysis was completed in compliance with CEQA;
- The Final Recirculated Analysis was presented to the Board of Supervisors in a public meeting and the Board of Supervisors reviewed and considered the information contained in the Final Recirculated Analysis prior to considering the Project; and
- The Final Recirculated Analysis reflects the Board of Supervisors' independent judgment and analysis.

In conjunction with certification of the Final Recirculated Analysis, the Board of Supervisors must prepare one or more written findings of fact for each significant environmental impact identified in the document. (See Cal. Code Regs., tit. 14, Section 15091.) If the Board of Supervisors decides to approve the Project and certifies this Final Recirculated Analysis as adequate under CEQA, the County will subsequently issue a Notice of Determination (NOD).